

138.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

992,800 / 992,800

992,800 / 992,800

992,800 / 992,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		VENNER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'NEILL ANNE	
Owner 2:	
Owner 3:	

Street 1: 35 VENNER ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: O NEILL ANNE F & MAUREEN C -

Owner 2: -
Street 1: 35 VENNER ROAD

Twn/City: ARLINGTON
St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,851 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Vinyl Exterior and 2324 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6851		Sq. Ft.	Site		0	90.	0.91	10									562,977						563,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										88826
										GIS Ref
										GIS Ref
										Insp Date
										10/06/17



USER DEFINED

Prior Id # 1:	88826
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	00:59:07
LAST REV Date	Time
04/19/18	17:43:27
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		138.0-0005-0008.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	429,900	0	6,851.	563,000	992,900	992,900	Year End Roll	12/18/2019				
2019	101	FV	312,200	0	6,851.	594,300	906,500	906,500	Year End Roll	1/3/2019				
2018	101	FV	312,200	0	6,851.	437,900	750,100	750,100	Year End Roll	12/20/2017				
2017	101	FV	312,200	0	6,851.	419,100	731,300	731,300	Year End Roll	1/3/2017				
2016	101	FV	312,200	0	6,851.	387,800	700,000	700,000	Year End	1/4/2016				
2015	101	FV	300,200	0	6,851.	325,300	625,500	625,500	Year End Roll	12/11/2014				
2014	101	FV	300,200	0	6,851.	317,800	618,000	618,000	Year End Roll	12/16/2013				
2013	101	FV	300,200	0	6,851.	302,800	603,000	603,000		12/13/2012				

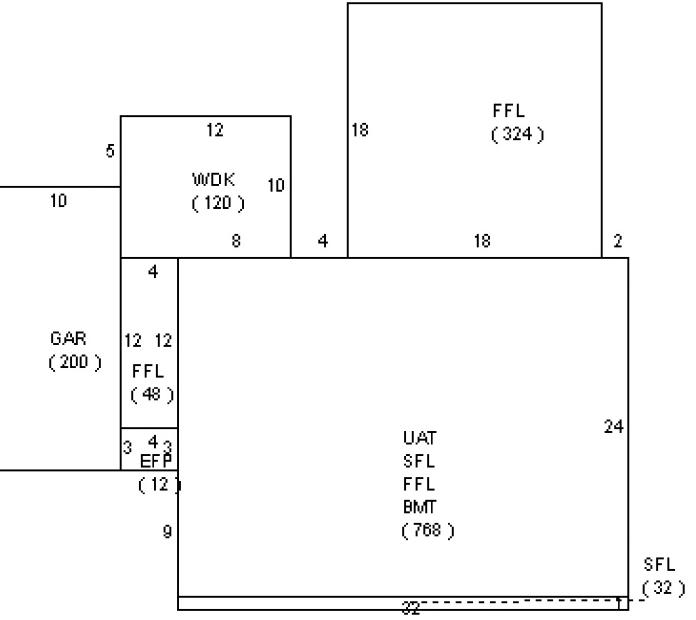
SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O NEILL ANNE F	70796-204		3/29/2018	Convenience		1	No		
O NEILL PATRICK	68582-1		12/13/2016	Convenience		1	No		
O NEILL PATRICK	50676-578		2/4/2008	Family		1	No		
O NEILL PATRICK	45429-376		6/21/2005	Family		1	No		
O NEILL PATRICK	40935-445		9/19/2003	Family		1	No		
			18406-128		250,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/11/2001	655	Addition	25,000	C				ADD FAMILY ROOM RE	10/6/2017	Inspected	BS	Barbara S
									8/31/2017	MEAS&NOTICE	HS	Hanne S
									11/13/2008	Meas/Inspect	189	PATRIOT
									5/14/2002	Permit Visit	PM	Peter M
									11/18/1999	Mailer Sent		
									11/9/1999	Measured	263	PATRIOT
									10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																			
Type: 05 - Garrison	1	Rating: Good		A Bath: 1	Rating:			OF=SINK IN BMT.																																																																																																																							
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath: 1	Rating: Good																																																																																																																										
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																																																																																																																										
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Good																																																																																																																										
Frame: 1 - Wood				A HBth:	Rating:																																																																																																																										
Prime Wall: 4 - Vinyl				OthrFix: 1	Rating: Average																																																																																																																										
Sec Wall: 1	%																																																																																																																														
Roof Struct: 1 - Gable																																																																																																																															
Roof Cover: 1 - Asphalt Shgl																																																																																																																															
Color: WHITE																																																																																																																															
View / Desir:																																																																																																																															
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																																																																																																																							
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1																																																																																																																					
Year Blt: 1940	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																						
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other																																																																																																																							
Jurisdct: G4	Fact: .			WSFlue:	Rating:			Upper																																																																																																																							
Const Mod:								Lvl 2																																																																																																																							
Lump Sum Adj:								Lvl 1																																																																																																																							
INTERIOR INFORMATION				CONDOS INFORMATION				Lower																																																																																																																							
Avg Ht/FL: STD				Location:				Totals	RMS: 8	BRs: 4	Baths: 1	HB: 1																																																																																																																			
Prim Int Wall: 2 - Plaster				Total Units:																																																																																																																											
Sec Int Wall: 1	%			Floor:																																																																																																																											
Partition: T - Typical				% Own:																																																																																																																											
Prim Floors: 3 - Hardwood				Name:																																																																																																																											
Sec Floors: 1	%																																																																																																																														
Bsmnt Flr: 12 - Concrete																																																																																																																															
Subfloor:																																																																																																																															
Bsmnt Gar:																																																																																																																															
Electric: 3 - Typical																																																																																																																															
Insulation: 2 - Typical																																																																																																																															
Int vs Ext: S																																																																																																																															
Heat Fuel: 1 - Oil																																																																																																																															
Heat Type: 5 - Steam																																																																																																																															
# Heat Sys: 1																																																																																																																															
% Heated: 100		% AC: 100																																																																																																																													
Solar HW: NO		Central Vac: NO																																																																																																																													
% Com Wall		% Sprinkled:																																																																																																																													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 138.0-0005-0008.0																																																																																																																											
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2	Frame Shed	D	Y	18X10		A	GD	1997		0.00	T	13.2	101																																																																																																																		
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